

*On Cost, On Schedule, Built for the Next 50 Years*

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# Industry Session for Metro Entrance Facility (MEF)

[http://www.dtic.mil./pentagon\\_renovation/projects.htm](http://www.dtic.mil./pentagon_renovation/projects.htm)

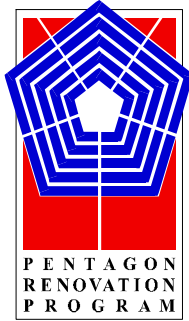
9 December 1999

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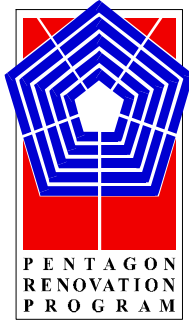
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# Purpose

- Convey to interested design-build teams the project scope and contract information
- Obtain feedback from industry on our acquisition approach and project information



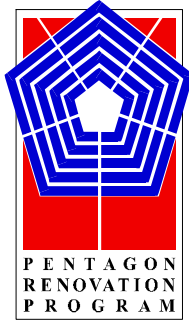
# Agenda

## •PROJECT:

- Statement of Need
- Program Description
- Conditions
- Estimated Contract Cost
- Concurrent Efforts
- Risks / Concerns

## •CONTRACT

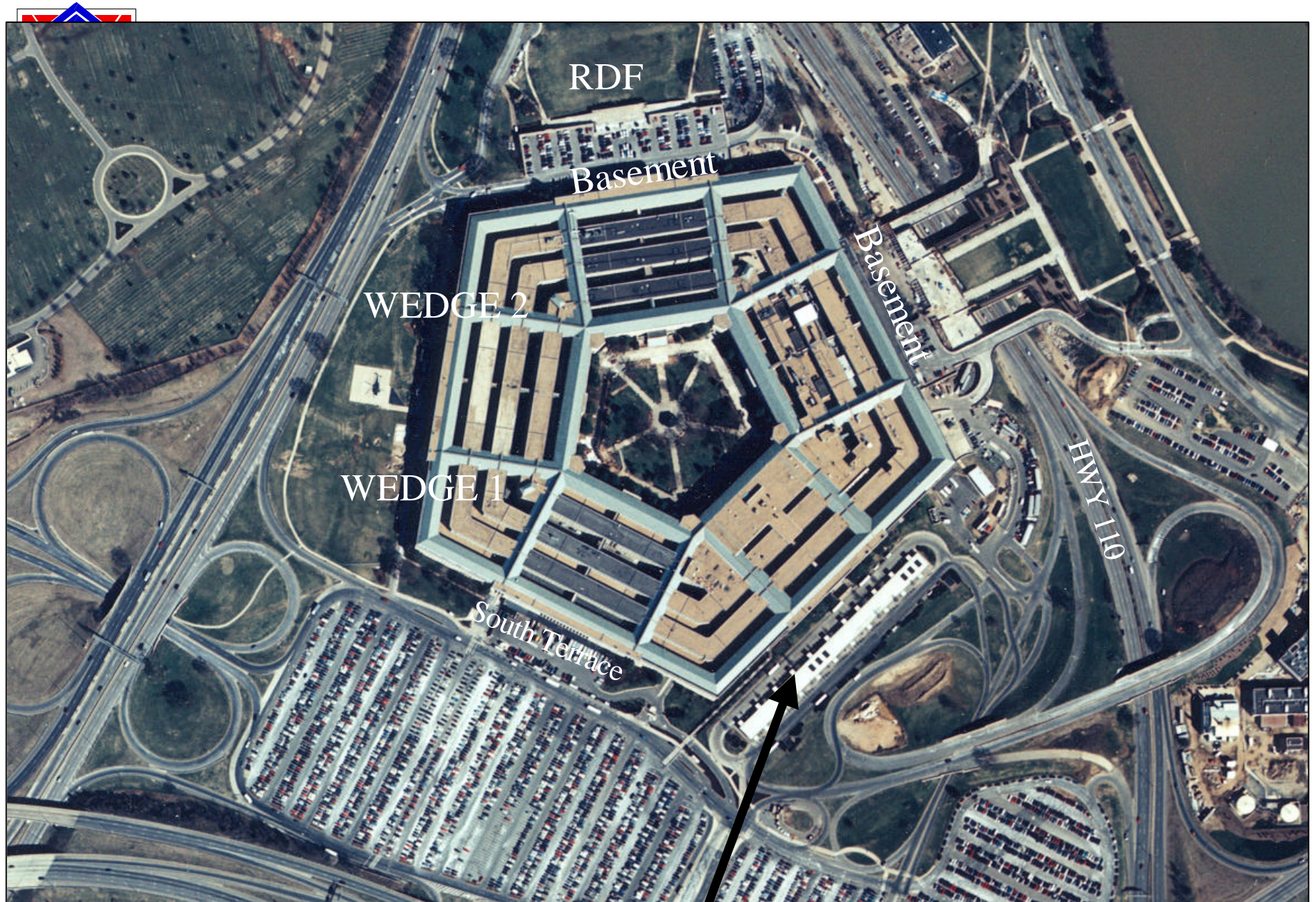
- Approach
- Competition
- Source Selection
- Contract Type Considerations
- Acquisition Aspects
- Milestones



## Statement of Need

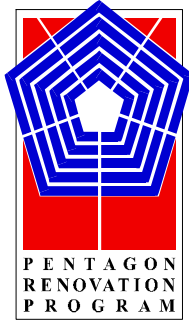
Based on risk assessments, there is a need for a new Metro Entrance Facility (MEF) that will eliminate the existing direct entry into the building perimeter, segregate Metro rail and Pentagon air circulation and provide maximum standoff of vehicles and pedestrians from the building.





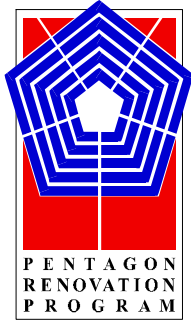
Current Metro bus shelter



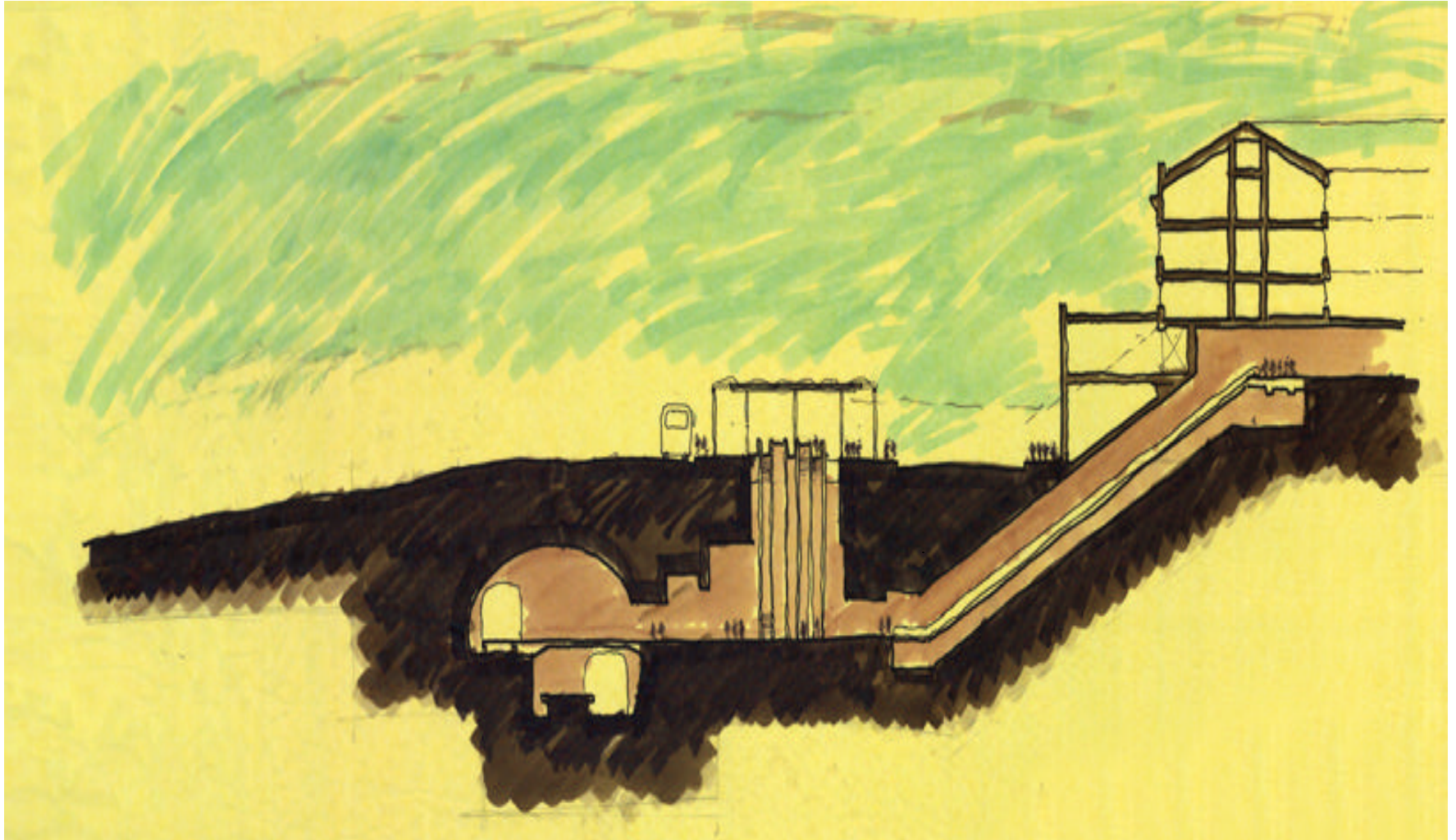


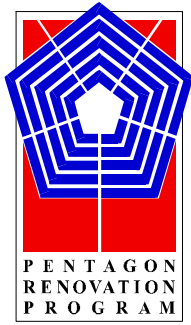
# Project Objectives

- Achieve security of the Metro entrance
- Organize Pentagon arrival, access and circulation areas to create a more secure environment and entrance.
- Balance security concerns against a welcoming front door
- Phase and synchronize construction to maintain current transportation functions and access.
- Minimize the visual and physical impact of the MEF on the Pentagon.

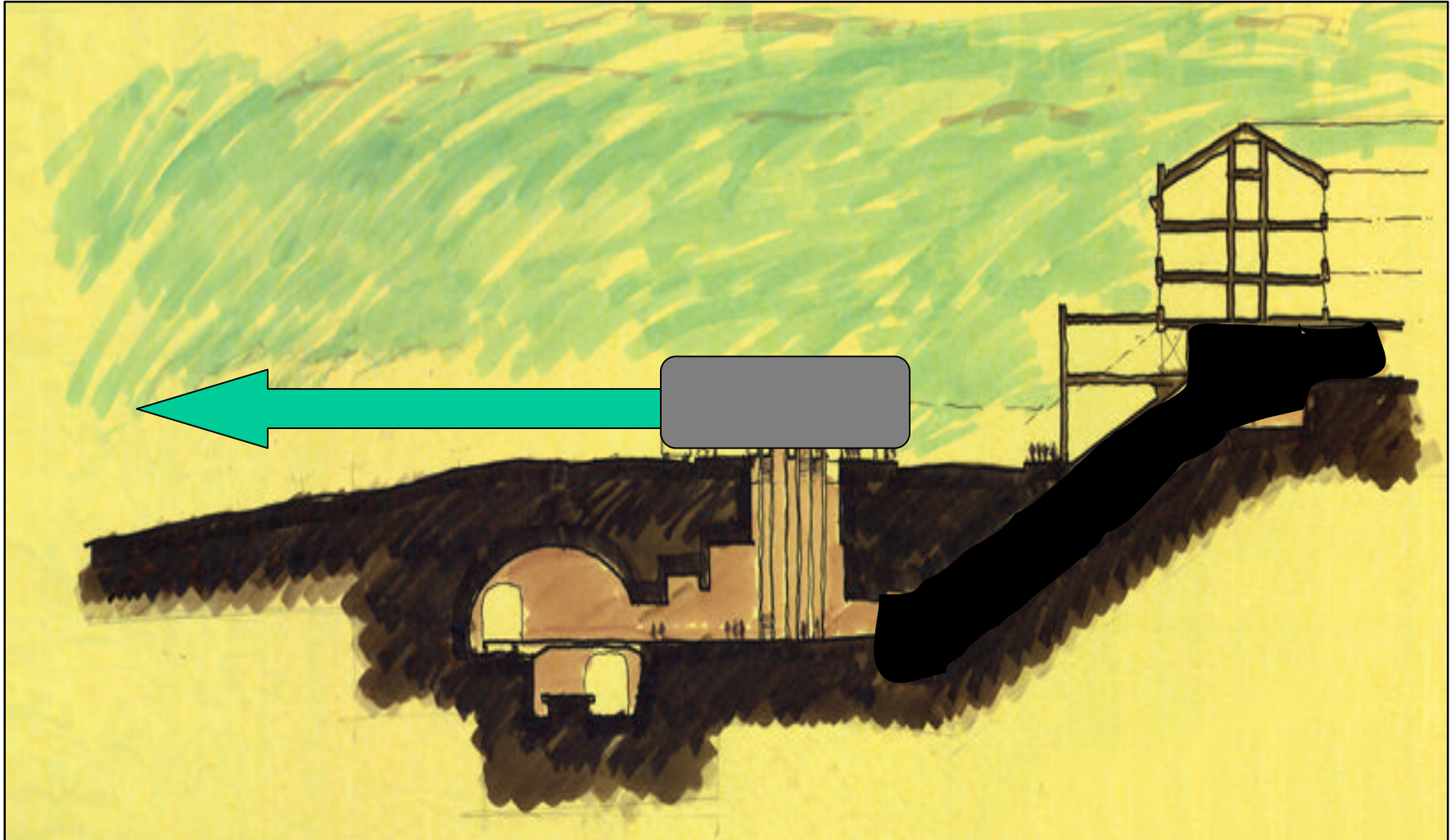


# Existing Metro Station

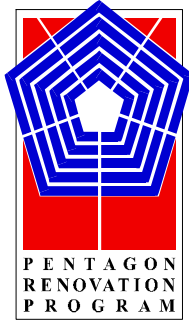




# Existing Metro Station

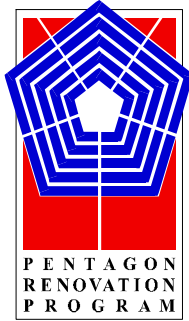






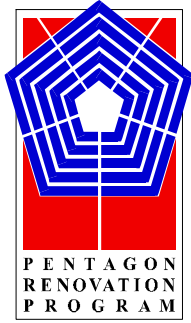
# Project Description

- Establish a new facility that will:
  - remove the escalator / elevator from Metro into the Pentagon
  - relocate bus traffic 280' (min) from the building
  - relocate screening pedestrian traffic 50' (min) from the building
  - establish a more controllable ingress/egress for employees, visitors and public transportation users
  - screen all personnel prior to entry into the Pentagon
  - establish pass and tour offices outside the perimeter of the building
  - elevate pedestrian traffic to the second floor
- Match the current facility's capacity and allow for future developments
- Sequence construction phasing to ensure continuous operation of Metro facilities



# Applicable Conditions

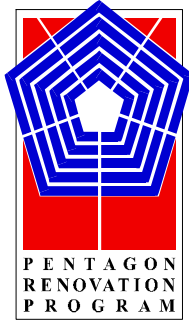
- Maintain Existing Service
  - Maintain existing bus service throughout period
  - Minimal disruption of 30,000 pedestrians transiting this small area - both DoD pass holders and inter-modal users
- Outside Agency Coordination
  - Washington Area Metro Transit Authority (WMATA)
  - No. Virginia Transportation Commission (NVTC)
  - National Capital Planning Commission (NCPC)
  - Commission of Fine Arts (CFA)
  - VDOT



## Estimated Contract Cost

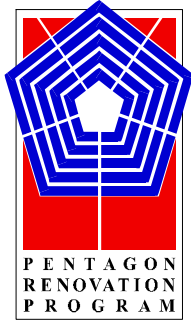
- CBD Announcement - \$20 - \$100 Million
- Contract award estimated between \$10 and \$20 million





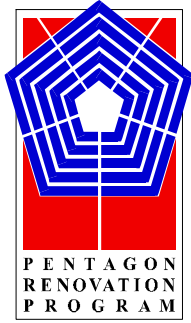
# Concurrent Efforts

- Coordination with other projects
  - Tenant relocations from Metro entrance area
  - Existing dirt pile
  - Accommodate future wedge construction in utility planning
  - East Loading Dock functions
- To be furnished and installed by others:
  - Information Management & Telecommunication (IM&T) systems
  - Security equipment
  - Furniture and equipment for tour and pass office
  - Energy Management and Control System (EMCS)



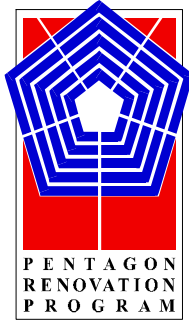
# Risks / Concerns

- Schedule
  - Maintaining existing transportation services
  - Phasing through construction
  - Public relations
  - NCPC and CFA approvals
  
- Site Conditions
  - Electrical feeds to Metro
  - Unknown underground conditions



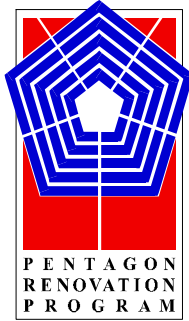
# Acquisition Approach





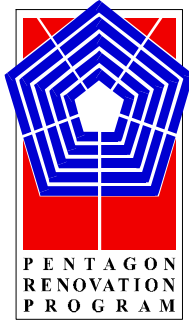
# Acquisition Approach

- Two phased design-build approach under FAR Part 36
- Full and open competition
- Source Selection will be conducted in accordance with FAR Part 15 as a best value acquisition. This will include written & oral proposals.



## Phase 1

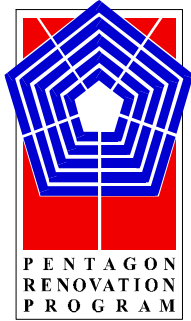
- Request for Qualifications (RFQ) - selection of 2 to 5 of the most highly qualified offerors.
- Electronic RFQ - no hard copies
- Industry questions, answers and amendments will be posted on the PenRen home page vice hard copy responses
- [http://www.dtic.mil/pentagon\\_renovation/projects.htm](http://www.dtic.mil/pentagon_renovation/projects.htm)



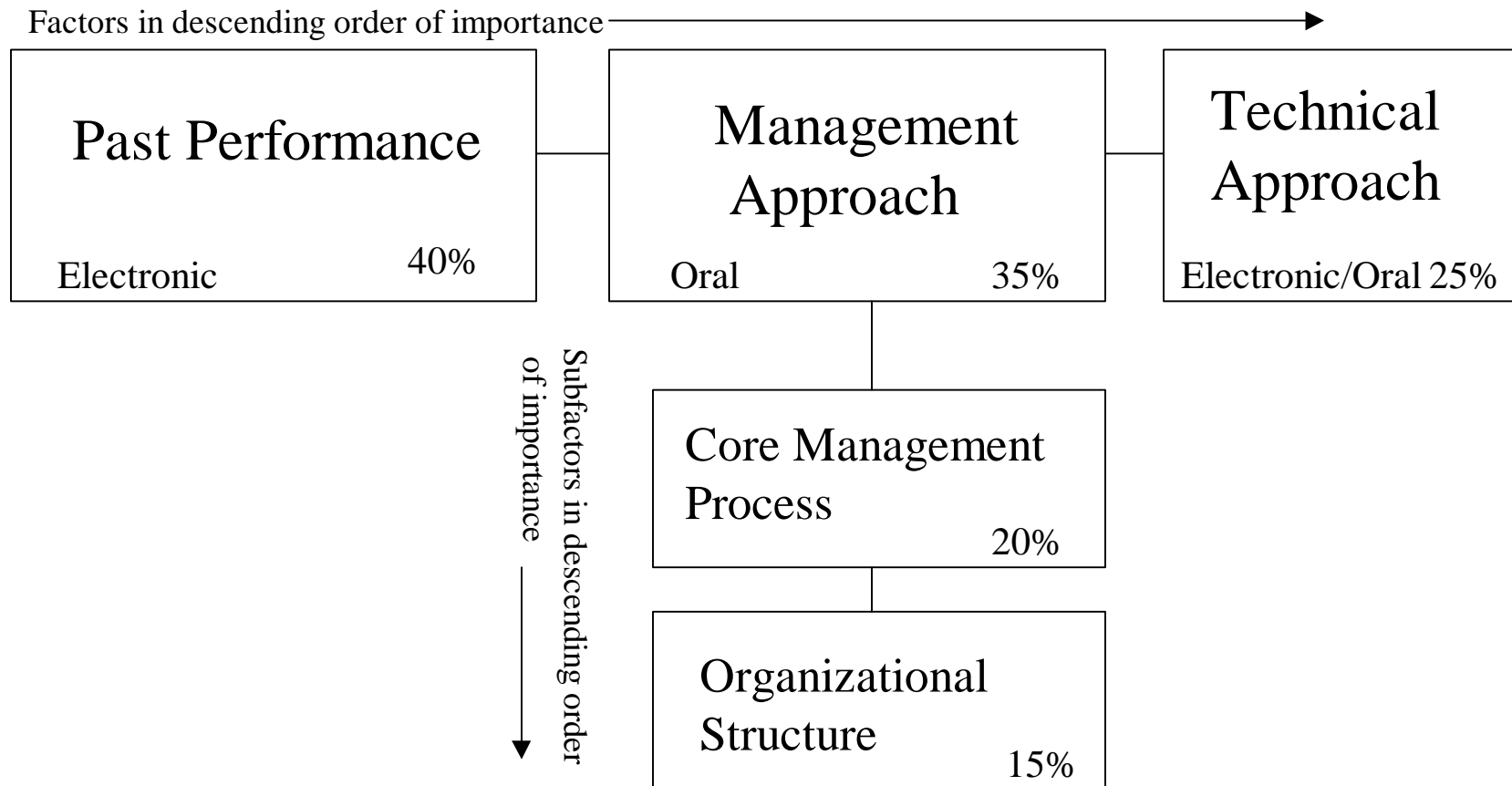
## Phase 1

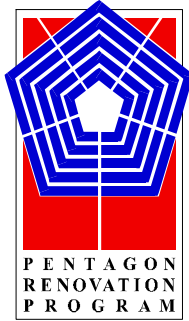
- RFQ - the following factors/subfactors will be evaluated in the following order of importance:
  - Past Performance
  - Management Approach
    - Core Management Process
    - Organizational Structure
  - Technical Approach
- Cost and price related factors are not submitted during Phase 1





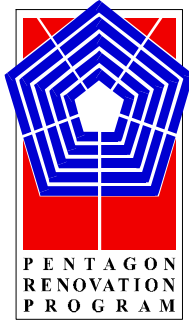
# Phase 1 - Rating Scheme





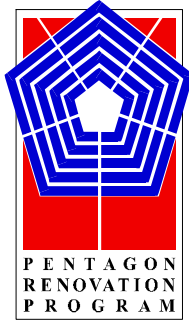
## Phase 2

- Phase 2 will be competed among the 2 to 5 most highly qualified offerors selected from Phase 1.
- Phase 2 evaluation factors in descending order of importance:
  - Design and technical solution
  - Management approach
  - Past performance
  - Cost/Most probable cost
- A stipend for proposal prep costs, not to exceed \$100,000, will be provide for the selected offerors.



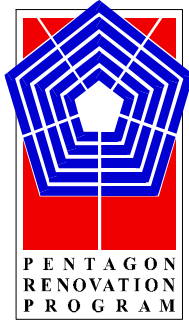
## Phase 2

- The Request for Proposal (RFP) will contain:
  - Criteria package, based on customer requirements, stated as performance and prescribed specifications
  - Site survey
  - As-builts of the existing conditions
  - Informational items such as studies, building utility package, and coordination information.
- Contractors will review the draft RFP prior to release



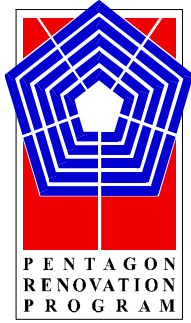
## Contract Type/Pricing

- Fixed-Price Incentive (firm target) (FPIF) with an Award Fee (AF)
- 0% Base Profit
- FPIF allows sharing of risk
- Contractor proposes the target cost of the project
- 50/50 sharing over and under the target cost
- Overrun sharing up to 10% over target cost
- Audit required at completion to verify final project cost
- Contractor must achieve a minimum of 85% level of award fee to be eligible for the incentive sharing



## Award Fee

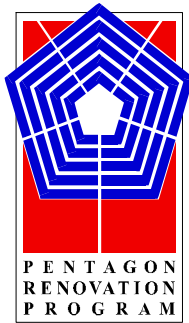
- Award Fee is used to encourage behavior or actions necessary for success of the project and the program, such as:
  - Partnering/Teaming
  - Socio-economic goals
  - Quality
  - Responsiveness
  - Risk management
  - Commissioning
  - Project management



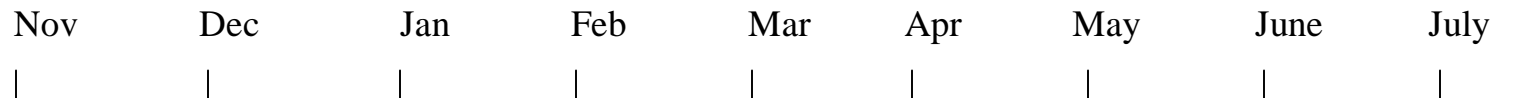
## Award Fee

- Anticipated award fee is 10% of Target Cost
- Quarterly evaluations

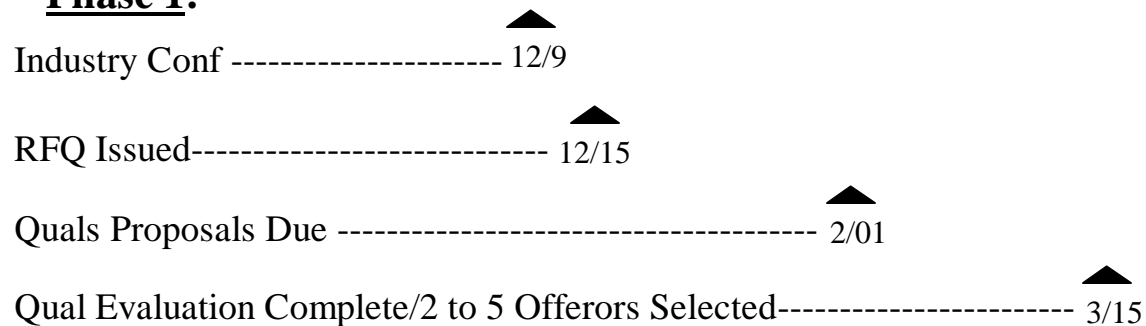




# Acquisition Milestones



## **Phase 1:**



## **Phase 2:**

